

00535236/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR C-BASS 2007-CB2 TRUST, C-BASS
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-CBS

vs.

LOC NGUYEN; NGA PHAN; UNITED STATES
ATTORNEY'S OFFICE FOR THE WESTERN
DISTRICT OF WASHINGTON; VICTORIA HILLS
HOMEOWNERS ASSOCIATION, INC.; ALSO ALL
PERSONS OR PARTIES UNKNOWN CLAIMING
ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN.

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY**

CAUSE # 13-2-40709-4 KNT

JUDGMENT RENDERED ON 06/02/2014
ORDER OF SALE ISSUED: 07/01/2014
DATE OF LEVY: 07/21/2014

TO: LOC NGUYEN and NGA PHAN, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

2103 WELLS COURT SOUTH, RENTON, WA 98055

LOT 67, VICTORIA HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 113
OF PLATS, PAGE(S) 79 THROUGH 83, IN KING COUNTY WASHINGTON.
TAX PARCEL NO. 889870 0670 02.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: SEPTEMBER 5, 2014
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$450,934.40** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **NO REDEMPTION RIGHTS AFTER SALE.**
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
ROBINSON TAIT, P.S.
710 SECOND AVENUE
SUITE 710
SEATTLE, WA 98104
(206) 676-9640